

FOR
SALE

kimmitt & roberts
ESTATE AGENTS

24 Cliff Road, Sunderland, Tyne and Wear SR2 0NW

£135,000

16, North Terrace, Seaham, SR7 7EU 01915813213 info.seaham@kimmittandroberts.com

PROPERTY SUMMARY

This very impressive mid terraced residence has been both beautifully updated and extended is a credit to its present owners. Situated on this popular street, it stands upon a good sized site with a delightfully extended kitchen / dining / living room; in-fitting with today's modern living. Further features include a refitted bathroom, gas central heating, UPVC double-glazing and attractive decor throughout. Viewing is unreservedly recommended.

POINTS OF INTEREST

- *Three Bedroom Mid Link Home*
- *Extensively Refitted and Improved by our clients*
- *Superb Open Plan Living / Dining / Kitchen*
- *Viewing Essential for a full appreciation.*



ROOM DESCRIPTIONS

Entrance Vestibule

with entrance door and door to

Lounge

5.4m x 3.2m (17' 9" x 10' 6")

with double glazed window and radiator

Inner Vestibule

with staircase leading to first floor

Kitchen/Diner

5.5m x 3.6m (18' 1" x 11' 10")

with wall and base units with contrasting worktops, electric oven, microwave, extractor fan, tiled splash back, radiator, understairs storage cupboard and double glazed french doors leading to rear of property

Cloak/W.C.

with w.c., wash hand basin, radiator and double glazed window

First Floor

Landing

with loft access hatch

Bedroom 1

3.1m x 2.7m (10' 2" x 8' 10") (+ robes)

with built in wardrobes, double glazed window and radiator

Bedroom 2

5.1m x 2.5m (16' 9" x 8' 2") (+ robes)

with double glazed window, radiator and built in wardrobes

Bedroom 3

2.3m x 2.2m (7' 7" x 7' 3")

with double glazed window and radiator

Bathroom

having panel bath with over shower, w.c., wash hand basin, two double glazed windows and radiator

Council Tax Band

The council tax band is B

Disclaimer

Kimmit & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

Disclaimer

Please Note: It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.



